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Department of Fish and Wild
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State Geologist
RELAY SERVICE FOR THE
1-800-253-0191 TDD>Voice
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Former St. Johnsbury
Mr. Chris Boffa
44 Main Street
St. Johnsbury, Vermont 05819

6003
Vermont

AGENCY OF NATURAL RESOURCES
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

FORMER ST JOHNSBURY HOUSE
MR CHRIS BOFFA
1207 MAIN STREET
ST JOHNSBURY VT 05819

for
0111
1-0404
1-3888
1-3296

Sept. 14, 2000

RE: Petroleum Contamination at the Former St. Johnsbury House
St. Johnsbury, Vermont
SMS Site # 2000-2803

Dear Mr. Boffa:

The Sites Management Section (SMS) has received the Underground Storage Tank (UST) closure report which outlines the subsurface conditions for the above referenced site. The fieldwork was conducted by Griffin International, Inc., on August 10, 2000. The report is dated August 18, 2000 and summarizes the degree and extent of contamination encountered. The UST(s) removed include:

- UST #1 - 3,000 gallon No. 2 fuel oil UST
- UST #2 - 1,000 gallon No. 2 fuel oil UST
- UST #3 - 2,000 gallon No. 2 fuel oil UST

During the site activities, screened soils had concentrations up to 226 parts per million (ppm) as measured by a photoionization detector (PID). A peak PID readings of 226 (ppm) was measured at a depth of approximately 7.0 feet below ground surface (bgs), in the excavation of UST #2. Petroleum stained soils were observed at a depth of approximately 7.0 feet (bgs) in the excavation of UST #2. All soils were backfilled at the conclusion of the UST removal program. The limits of soil contamination were not defined.

Site soils consisted of medium - coarse brown sands and gravel. Groundwater was not encountered at a depth of approximately 10 feet (bgs) in the UST excavations. Depth to groundwater, from two current SMS sites in the vicinity of the Former St. Johnsbury House, ranged between 8.0 to 14.5 feet.

The Former St. Johnsbury House was visibly inspected for sensitive receptors. The potential receptors affected include the site soils, groundwater, and the site building, located adjacent to USTs. Additional receptors include a church and nearby commercial buildings, and underground utilities.

Based on the report information, the SMS has determined additional work is necessary to determine the severity of contamination. Due to possible contamination to nearby receptors, the SMS requests that the Former St. Johnsbury House retain the services of a qualified environmental consultant to perform the following:

- ☐ Further define the degree and extent of contamination to the soil.
- ☐ If appropriate, determine if the airspace beneath the site and site adjacent building(s) (e.g. basements) has been impacted by the release using a PID. Wall and floor construction and susceptibility to vapor migration should be noted. PID measurements should be made in cracks and/or joints likely impacted. If the airspace has been impacted, SMS requests confirmatory sampling and laboratory analyses be performed using EPA Method TO-2.

- ☐ Determine the degree and extent of contamination, if any, to groundwater. A sufficient number of monitoring sites should be installed to adequately define the severity of site contamination. Analyze groundwater samples for Volatile Organic Compounds using EPA Method 8021B and Total Petroleum Hydrocarbons (TPH) using EPA Method 8015. At sites proximal to water supply sources, determine the hydrologic relationship of the contaminated area to the water supply source. Pumping influences should be considered in the evaluation.
- ☐ Assess the potential for contaminant impact on sensitive receptors. Base this update on all available information and include basements of adjacent buildings, nearby surface water, any proximal drinking water sources, wetlands, sensitive ecologic areas, outdoor or indoor air, sewers, or utility corridors. Sample and analyze any at-risk water supplies for BTEX, TPH and MTBE compounds.
- ☐ Determine the need for long-term treatment and/or monitoring that addresses groundwater contamination.
- ☐ Submit a summary report that outlines the work performed, as well as provides conclusions and recommendations. **As appropriate** include analytical data; a site map showing the location of any potential sensitive receptors, stockpiled soils and monitoring or sample locations; an area map; detailed well logs; and a groundwater contour map.
- ☐ With the work plan or expressway investigation plan, please submit a site location map at an approximate scale of 1:24000 showing the location of the site. Please include a scale, a north arrow, the SMS site number, and a citation of the source map. The purpose of this map is to enable the SMS to enter the site location into a Geographical Information Systems database.


Please have your consultant submit a preliminary work plan and cost estimate within fifteen days of your receipt of this letter, so it may be approved prior to the initiation of onsite work. Enclosed please find a list of consultants who perform this type of work as well as the brochure "*Selecting Your UST Cleanup Contractor*," which will help you in choosing an environmental consultant.

Based on current information, the underground storage tanks at the Former St. Johnsbury House are eligible for participation in the Petroleum Cleanup Fund (PCF). You must provide written proof to the SMS that you hold no other applicable insurance in order to receive reimbursement from the PCF. The owner or permittee must pay for the removal and/or repair of the failed tank(s), and for the initial \$10,000.00 of the cleanup. The fund will reimburse the tank owner or permittee for additional eligible cleanup costs of up to \$1 million. All expenditures must be pre-approved by the Agency or performed in accordance with the "*Site Investigation Guidance*" expressway program. Please refer to the enclosed guidance document titled, "*Procedures for Reimbursement from the Petroleum Cleanup Fund*" for additional information concerning the PCF.

The Secretary of the Agency of Natural Resources reserves the right to seek cost recovery of fund monies spent at the Former St. Johnsbury House, if the Secretary concludes that the Former St. Johnsbury House is in significant violation of the Vermont Underground Storage Tank Regulations or the Underground Storage Tank statute (10 V.S.A., Chapter 59).

We are here to help make this process as effective and uncomplicated as possible. Please review the enclosed documents and call me with any questions you may have. I can be reached at (802) 241-3876.

Sincerely,


 Chuck Schwer, Supervisor
 Sites Management Section

Enclosures (3)